008.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,100 / 974,100
					USE VALUE:	974,100 / 974,100
					ASSESSED:	974,100 / 974,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAMOLARE GEORGE R/ TRUSTEE
Owner 2:	SUSAN P FAMOLARE 2014 TRUST
Owner 3:	
Street 1:	159 MYSTIC ST SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FAMOLARE GEORGE R -
Owner 2:	-
Street 1:	159 MYSTIC ST SUITE 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,170 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2761 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7170.000	463,200	2,800	508,100	974,100
Total Card	0.165	463,200	2,800	508,100	974,100
Total Parcel	0.165	463,200	2,800	508,100	974,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.87 | /Parcel: 352.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	7147
GIS Ref	
GIS Ref	
Insp Date	10/06/17

!769!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	463,200	2800	7,170.	508,100	974,100	974,100	Year End Roll	12/18/2019
2019	104	FV	358,500	2800	7,170.	539,800	901,100	901,100	Year End Roll	1/3/2019
2018	104	FV	358,500	2800	7,170.	393,800	755,100	755,100	Year End Roll	12/20/2017
2017	104	FV	335,700	2800	7,170.	343,000	681,500	681,500	Year End Roll	1/3/2017
2016	104	FV	335,700	2800	7,170.	292,100	630,600	630,600	Year End	1/4/2016
2015	104	FV	298,200	2800	7,170.	285,800	586,800	586,800	Year End Roll	12/11/2014
2014	104	FV	298,200	2800	7,170.	235,000	536,000	536,000	Year End Roll	12/16/2013
2013	104	FV	310,600	2800	7,170.	223,600	537,000	537,000		12/13/2012

PRINT

Date	Time
12/10/20	16:29:28

LAST REV

Date	Time
12/07/20	12:05:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 769

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAMOLARE GEORGE	76107-530		11/6/2020	Estate/Div		No	No		Deed of Distribution
FAMOLARE GEORGE	63224-313		1/29/2014	Convenience	1	No	No		Susan P Famolare dod 1/28/2018
	13262-362		8/1/1977		53,000	No	No		Y

USER DEFINED

Prior Id # 1:	7147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
3/31/2009	Meas/Inspect	201	PATRIOT
4/3/2000	Inspected	264	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7170		Sq. Ft.	Site		0	80.	0.89	1									508,078						508,100	

Total AC/HA: 0.16460 | Total SF/SM: 7170 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 508,078 | Spl Credit | Total: 508,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07544565
Const Adj.:	1.00440490
Adj $ / SQ:	183.631
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671362
Depreciation:	208122
Depreciated Total:	463240

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

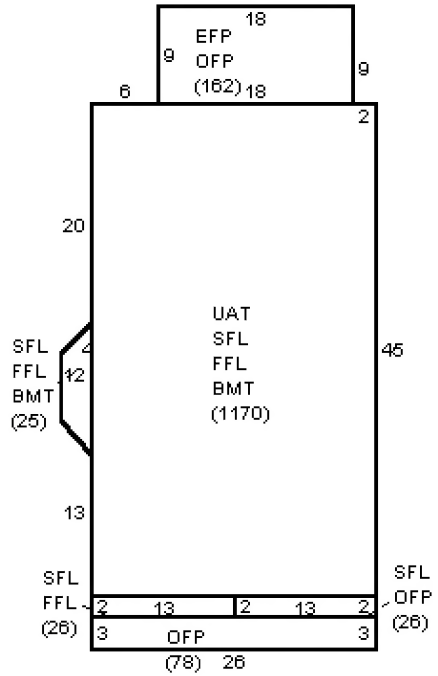
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,247	183.630	228,988
FFL	First Floor	1,221	183.630	224,214
BMT	Basement	1,195	55.090	65,832
UAT	Upper Attic	293	128.540	37,598
OFP	Open Porch	266	22.800	6,066
EFP	Enclos Porch	162	44.220	7,164

Net Sketched Area:	4,384	Total:	569,862
Size Ad	2468	Gross Are	5261	FinArea	2761
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.63
Special Features:	0	Val/Su Net:	105.66
Final Total:	463200	Val/Su SzAd	187.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	PR	1920	21.94	T	64	104			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800